

May 20, 2003

Syn. No. 20
1/28/03

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONDITIONAL USE PERMIT NUMBER 00-119-(5)
FIFTH SUPERVISORIAL DISTRICT / THREE-VOTE MATTER**

Your Board previously conducted a hearing regarding the above-referenced permit which proposes implementation of an airport shuttle service and related parking facilities in the Palmdale Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

LLOYD W. PELLMAN
County Counsel

By
RICHARD D. WEISS
Principal Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

LLOYD W. PELLMAN
County Counsel

RDW/
Enclosure
178692-1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 00-119-(5)**

1. The applicant is requesting a conditional use permit to authorize the development of a 4.2-acre parcel with a shuttle operation providing service to Los Angeles International Airport ("LAX"). The proposal includes a 7,200-square-foot commercial building, a bus maintenance and staging area, long-term parking, rental car storage, and customer parking. The subject property is located on the southeast corner of Avenue S and Guyon Avenue in the Palmdale Zoned District.
2. Access to the site is via Avenue S to the north and Guyon Avenue to the west.
3. Zoning on the subject property is R-A-1 (Residential Agriculture, one-acre minimum required area). The proposed shuttle service is not permitted in the R-A-1 zone. Concurrent with this approval, the Board of Supervisors has approved Zone Change Case No. 00-119-(5) rezoning the subject property to M-1-DP (Light Manufacturing, Development Program).
4. The requested conditional use permit is consistent with the proposed M-1-DP zoning classification. Section 22.40.040 of the Los Angeles County Code provides that property in a DP zone may be used for any use permitted in the basic one, subject to the requirements of a conditional use permit, including an approved development program. Pursuant to Section 22.32.040 of the Los Angeles County Code, the proposed uses are permitted uses in the A-2 zone.
5. Surrounding zoning consists of R-A-1 to the east, south, and west. The City of Palmdale is located to the north.
6. The subject property is currently vacant.
7. Surrounding land uses consist of vacant land to the north, south, east, and west.
8. The subject property is classified as Non-Urban II in the Antelope Valley Areawide Plan. Residential density for the Non-Urban II classification is 1.0 dwelling unit per acre. The plan allows non-residential uses in non-urban areas subject to an application process that involves a public hearing and the appropriate conditioning of the design of the project such that the negative impacts on adjacent land uses will be minimized. Non-residential uses include

local- and highway-oriented commercial and industrial uses to serve the needs of local residents. The proposed project will serve the local community and is consistent with the Antelope Valley Areawide Plan.

9. Subsequent to the applicant's meeting with the City of Palmdale, a revised site plan was submitted. The applicant's revised site plan, marked Exhibit "A," depicts the subject property developed with a 7,200-square-foot building to be used for the airport express and car rental business offices. The site plan also depicts parking spaces devoted to customer parking, rental car fleet storage, long-term parking, and bus parking. A 4,875-square-foot bus maintenance building is shown. Landscaped planters are shown on both the Guyon Avenue and Avenue S frontages, and planters are shown scattered throughout the parking lot. Access to the site is shown via three driveways from Guyon Avenue to the west and one driveway from Avenue S to the north.
10. The applicant has provided conceptual elevations of the commercial building and garage. The elevations have incorporated architectural details, such as roofline variations, covered walks with extended second floors (the use of an open balcony over a porch area), and divided lights in the window panes.
11. The applicant will be required to submit a development program, consisting of a plot plan and a progress schedule, as required by Section 22.40.050 of the Los Angeles County Code.
12. The proposed shuttle service is required to comply with the development standards of the M-1 zone relating to outside storage or display, vehicle storage, and signage pursuant to Section 22.32.080 of the Los Angeles County Code.
13. The project complies with the requirements of the zone requiring all outside storage or display open to view from the exterior boundary of the site to be enclosed by a solid wall or fence. No outside storage is proposed for this project other than the parking and storage of shuttle buses and vans.
14. Section 22.32.080 requires vehicle storage and parking to be provided as required by Part 11 of Chapter 22.52. Section 22.52.1060.D of the Los Angeles County Code requires that where parking facilities are located adjacent to the front lot line, a solid masonry wall not less than 30 inches nor more than 42 inches in height shall be established parallel to and not nearer than five feet to the front lot line. As the applicant's site plan depicts parking perpendicular to the north (Avenue S) and west (Guyon Avenue) property lines, a low wall is required on those frontages. The applicant's site plan does not depict these walls. As a

condition of approval of this grant, the applicant will be required to submit a revised site plan depicting these walls.

15. Pursuant to Section 22.52.1060.E of the Los Angeles County Code, at least 2 percent of the gross area of the parking lot shall be landscaped. The applicant's site plan does not include a landscape table. As a condition of approval of the grant, the applicant will be required to submit a revised site plan listing the percentage of landscaping provided within the parking lot.
16. The site plan depicts a 7,200-square-foot building. 4,800 square feet of the building are shown as offices for the airport express and car rentals. Section 22.52.1100 of the Los Angeles County Code requires one automobile space for each 400 square feet of floor area used for offices. As the applicant is unsure how the remaining 2,400 square feet of the building are to be used, the parking for that space will be calculated based on the requirement for commercial uses, which is one automobile space for each 250 square feet of floor area. The parking for the bus maintenance building is calculated under Industrial Uses; one parking space is required for each 500 square feet of floor area. The following calculations apply:

4,800 square feet/400 square feet = 12 parking spaces required
2,400 square feet/250 square feet = 10 parking spaces required
4,875 square feet/500 square feet = 10 parking spaces required

Accordingly, a total of 32 parking spaces are required for the proposed buildings. As much of the site plan is devoted to parking, the applicant meets this parking requirement. As a condition of approval of this grant, the applicant will be required to submit a revised site plan that lists the number of parking spaces (standard, compact, handicapped) that would be provided for the buildings. In addition, those parking spaces located adjacent to the buildings should be marked "reserved" for those buildings.

17. The Americans with Disabilities Act ("ADA") requires two of the required parking spaces to be handicapped accessible, one of which must be handicapped van accessible. The applicant's site plan depicts four handicapped spaces. However, as these spaces are not dimensioned, it is unclear if any of them are van accessible. As a condition of approval of this grant, the applicant will be required to submit a revised site plan that dimensions the parking spaces.
18. Pursuant to Section 22.52.1060 of the Los Angeles County Code, where access to a parking space or spaces is from a highway, street, or alley which is paved with asphalted or concrete surfacing, such parking areas, as well as the

maneuvering areas and driveways used for access thereto, shall be paved with concrete or asphalt surfacing. The applicant's site plan depicts the south end of the subject property, where long-term parking and the bus staging area is proposed, as covered with gravel. The applicant has indicated that this area will remain gravel only until that area is required for parking, and then it will be paved. As a condition of approval of this grant, the applicant will be required to submit a revised site plan depicting the entire site as it would be at final completion, with all phasing indicated.

19. Signs shall comply with the requirements of Part 10 of Chapter 22.52. The applicant has not provided any sign plans with this request. The applicant will be required to submit sign plans to the Director of Planning for approval depicting any proposed signs on the subject property prior to final approval of this request, or they may be submitted under a Revised Exhibit "A" prior to installation. The signs shall be subject to M-1 zone limitations.
20. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") and the Environmental Guidelines and Reporting Procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
21. The County of Los Angeles Sheriff's Department was consulted by staff during the environmental review of this project. The Sheriff's Department, in its letter dated April 25, 2001, recommended that a security guard be present on the property during the hours of darkness. As a condition of approval of this grant, a security guard will be required to be present on the subject property during hours of darkness.
22. The County of Los Angeles Department of Health Services was consulted by staff during the environmental review phase of this project. The department has provided recommended conditions in a letter dated October 3, 2001. Those recommendations have been included as conditions of approval of this grant.
23. The California Regional Water Quality Control Board was consulted by staff during the environmental review phase of this project. The board provided its recommendations in a letter dated April 23, 2001. Those recommendations have been included as conditions of approval of this grant.
24. The properties directly north of the subject property (across Avenue S) are within the City of Palmdale. The City of Palmdale has written letters in opposition to the

proposal dated October 20, 2000; March 15, 2001; and January 24, 2002. The City's concerns included the proposed septic system, the impact the proposed M-1 zoning would have on neighboring properties, the fact that the subject property is within the City of Palmdale's sphere of influence that is currently proposed for annexation. The City indicated that if annexed, the City's proposed zoning for the subject property is R-1-1 would be incompatible with the proposed use.

25. Subsequently, the City acknowledged that the applicant has made compromises to this proposal at the request of the City. However, the City's concern regarding the project's proposed use of a septic system instead of a self-contained sewer system remains. However, according to Los Angeles County Health Department regulations, a self-contained sewer system would not be approved by the County.
26. One letter in opposition to this request was received prior to the public hearing on the proposal before the Regional Planning Commission. The letter was from an adjacent property owner. Her concerns included the car traffic and the non-point source pollution that would be brought to the area and that the zone change to M-1 in this area would set the precedent for future zone changes to M-1 in the area.
27. The subject property falls within the City of Palmdale's Avenue S Corridor Area Plan. The planning area extends approximately four miles along Avenue S and generally includes land located about a half mile north and south of Avenue S. The plan includes architectural guidelines and streetscape and parkway design for commercial development along Avenue S. The plan recognizes that areas outside the City's boundaries would not be required to comply with the provisions adopted under the plan, and to achieve full compliance, annexation of the unincorporated areas is needed.
28. The applicant currently operates an express shuttle service from Sixth Street East in Lancaster and has been established there since 1984. The Airport Express also currently offers service from the Palmdale Holiday Inn to LAX. The services based out of the Holiday Inn's parking lot are proposed to be moved to the subject property. The shuttle service uses buses, mini-buses, and vans for transporting customers.
29. The City of Palmdale has developed two park-and-ride lots within approximately 1,000 feet of the subject property. These are standard park-and-ride facilities, consisting of a paved lot with bus shelters. These lots are developed within the City of Palmdale's boundaries. What the applicant is proposing is a similar use,

but it is more intense, including bus storage and maintenance provisions. The proposed bus shuttle service is compatible with these existing park-and-ride lots.

30. The Board of Supervisors finds that the Antelope Valley is in need of such a service as the one proposed in order to reduce freeway congestion and emissions and to provide transportation options to the community.
31. The Board of Supervisors finds that although the M-1-DP zoning is required for the outside bus storage portion of this request, it should in no way be interpreted as a precedent to allow other properties in the vicinity to be zoned M-1-DP.
32. The Board of Supervisors further finds that approval of the M-1 zone at this location is only appropriate given the nature of the specific use being authorized by this related conditional use permit.
33. The Board of Supervisors determines that, with the conditions of approval, the proposed use will be consistent with the Antelope Valley Areawide Plan and will be compatible with the surrounding land uses.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the requested use at the proposed location is consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the development features prescribed in the Zoning Ordinance or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required; and

- E. That the development program submitted provides necessary safeguards to insure completion of the proposed development by the applicant, forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has considered the Negative Declaration together with all comments received during the public review process, finds on the basis of the whole record before that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Negative Declaration; and
2. Approves Conditional Use Permit Case No. 00-119-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 00-119-(5)

1. This grant authorizes the use of the subject property for an airport express shuttle service as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property if other than the permittee have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Further, this grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change 00-119-(5) and an ordinance reflecting such change of zone has become effective.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If, during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested in writing six months before the expiration date and shall be accompanied by the appropriate fee.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant will terminate May 1, 2023. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. In the event that the permittee intends to continue operations with or without modification after such date, a new conditional use permit application shall be filed with the Department at least six months prior to the expiration of this permit.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 20 annual

inspections. Inspections shall be unannounced. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150 per inspection or the current recovery cost, whichever is greater.

11. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, or as shown on the approved plans.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.

17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.
18. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations. Inspections shall be made as provided in condition No. 10 to ensure compliance with this condition, including any additional inspections as may be necessary to ensure such compliance.
19. Within 60 days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A," page 1 of 3, as presented at the public hearing that depict, in compliance with Section 22.40.050.A of the Los Angeles County Code, the location of all proposed structures, the alteration or demolition of any existing structures. The revised plans shall depict development features including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area. The revised plans shall also show the following: 1) a low wall or landscaped berms, a minimum of 30 inches and not to exceed 42 inches along the Avenue S and Guyon Avenue frontages; 2) a landscape table depicting a minimum of 2 percent of the gross area of the parking lot landscaped; 3) depiction of which 22 parking spaces will be marked "reserved" for the 7,200-square-foot building and which 10 parking spaces will be marked "reserved" for the 4,875-square-foot building; 4) the projected phasing of the project with the project site depicted at complete build-out; and 5) dimensions of a typical standard, compact, and handicapped space. The property shall be developed and maintained in substantial conformance with the approved Revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
20. Within 60 days of approval of this grant, the permittee shall submit to the Director for review and approval a development progress schedule which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made, as required by Section 22.040.050.B of the Los Angeles County Code.

21. Within 60 days of approval of this grant, the permittee shall submit to the Planning Director for review and approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in condition No. 19. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The landscape plan shall incorporate, to the extent feasible, the street trees and plant species as defined in the City of Palmdale's Avenue S Corridor Area Plan Landscape Design Standards. The permittee shall maintain all landscaping in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary for the life of this grant.
22. The permittee shall submit for approval three copies of building elevations of both the office/retail building and the bus storage building to the Planning Director within 60 days of the approval date of this grant. The elevations should depict the proposed materials and architectural style to be used. All proposed buildings should be in subdued colors that will blend in with the surroundings. To the extent feasible, the building materials, finishes, and colors shall conform to the City of Palmdale's Avenue S Corridor Area Plan Architectural Materials Design Guidelines. The overall height of the structures shall not exceed 35 feet above finished grade. The property shall be developed and maintained in substantial conformance with the approved elevations. All revised plans must be accompanied by the written authorization of the property owner.
23. The permittee shall submit for approval three copies of any signs proposed for the subject property to the Planning Director within sixty days of the approval date of this grant. The proposed signs shall be in conformance with the Los Angeles County Code's sign development standards for the M-1 zone. In addition, in compliance with the City of Palmdale's Zoning Ordinance and Avenue S Corridor Area Plan, the permittee shall not install any pole-mounted signs. The property shall be developed and maintained in substantial conformance with the approved sign plans. All revised plans must be accompanied by the written authorization of the property owner.
24. The following development program conditions shall apply:
 - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property;
 - b. All improvements shall be completed prior to the occupancy of any structures; and

- c. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
25. The construction and operation of the airport express shuttle service use shall be further subject to all of the following restrictions:
- a. The applicant shall submit a written development plan in conjunction with the Revised Exhibit "A" in accordance with Section 22.40.050 of the Los Angeles County Code;
 - b. All trash enclosure areas shall be screened from public and private view corridors;
 - c. All graded materials should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - d. Project construction activity shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday; and 8:00 a.m. and 5:00 p.m., Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas that do not adversely affect residences located to the south and west of the subject property;
 - e. The permittee shall comply with the Department of Public Works' conditions dated January 30, 2002, unless otherwise modified by said department;
 - f. The permittee shall comply with the Fire Department's conditions dated January 10, 2002, unless otherwise modified by said department;

- g. The permittee shall comply with NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works;
- h. The permittee shall comply with all the conditions and recommendations set forth by the California Regional Water Quality Control Board in its letter dated April 23, 2001;
- i. The permittee shall comply with all conditions and recommendations set forth by the Los Angeles County Sheriff's Department in its letter dated April 25, 2001;
- j. The permittee shall comply with all conditions and recommendations set forth by the Department of Health Services in its letter dated October 3, 2001;
- k. The permittee shall comply with all conditions and recommendations set forth by the Grading and Drainage Unit of the Department of Public Works in its letter dated October 1, 2001;
- l. All roof-top equipment should be screened from public view, either through parapets, gables, or some other architectural feature, or should be ground mounted if architectural screening is not feasible;
- m. All electrical, cable, plumbing conduits/piping, HVAC equipment, and ducting, etc., should be concealed from public view;
- n. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. All light standards visible to the general public should be consistent with the overall architectural style of the project with respect to design, materials, color, and color of light. Parking lot light standards should not exceed 14 feet in height. Security lighting fixtures shall not project above the fascia or roofline of the building on which they are mounted;
- o. The permittee shall connect to the public sewer system when it is installed within 100 feet of the subject property;
- p. The permittee shall use only biodegradable soaps and detergents for any bus washing or maintenance;

- q. Only buses and minivans that cannot be brought to a traditional car wash may be washed on site, rental cars are to be washed off-site;
- r. The permittee shall construct a non-permeable pad in the car wash area. In addition, a catch basin shall be installed so that water runoff goes into the public sewer system when it is available;
- s. A security guard shall be on-site during all hours of darkness.

Attachments:

Department of Public Works conditions dated 1-30-02

Fire Department conditions dated 1-10-02

California Regional Quality Control Board letter dated April 23, 2001

Los Angeles County Sheriff's Department letter dated April 25, 2001

Department of Health Services letter dated October 3, 2001

22. Grading and Drainage Unit letter dated October 1, 2001